

## INVESTOR TYPES

- Individual/Joint Investors/Sole Traders
- Company
- Trust/Superannuation Fund with Individual Trustee
- Trust/Superannuation Fund with Corporate Trustee

# APPLICATION FORM

# CPF DIVERSIFIED PROPERTY FUND

This Application Form accompanies the Product Disclosure Statement (**PDS**) issued by One Managed Investment Funds Limited ACN: 117 400 987 (**ISSUER**) in its capacity as responsible entity of the CPF Diversified Property Fund ARSN: 610 941 654 (**FUND**).

A target market determination (**TMD**) for the fund is available on the Fund's website.

It is important that you read both the PDS and TMD in full, and the acknowledgements contained in this Application Form before applying for Units.

Unless otherwise defined, capitalised terms used in this Application Form have the same meaning given to them in the PDS.

Please tick the box below and complete the Application Form.

| INVESTOR TYPE  | COMPLETE                               |
|--|--|
| <input type="checkbox"/> Individual/Joint Investors/Sole Traders           | Sections 1, 2, 5, 6, 7, 8, 9 and 10    |
| <input type="checkbox"/> Company   | Sections 1, 3, 5, 6, 7, 8, 9 and 10    |
| <input type="checkbox"/> Trust/Superannuation Fund with Individual Trustee | Sections 1, 2, 4, 5, 6, 7, 8, 9 and 10 |
| <input type="checkbox"/> Trust/Superannuation Fund with Corporate Trustee  | Sections 1, 3, 4, 5, 6, 7, 8, 9 and 10 |

### APPLICATION PROCESS:

**Step 1 - Complete the Form** (i.e. fill in all relevant sections of this form in blue or black pen)

**Step 2 - Send your Application**

Select your method of delivery below:

**Option 1 - Email** - Scan and email your application to [info@oneregistryservices.com.au](mailto:info@oneregistryservices.com.au) (please include all supporting documents)

**Option 2 - Post/Delivery** - Please post the completed application form and all supporting documents to:  
 CPF Diversified Property Fund  
 PO Box R1479  
 Royal Exchange NSW 1225

If you require assistance or have any questions, please call Capital Property Funds on (02) 8004 6218, or email [info@capitalpropertyfunds.com.au](mailto:info@capitalpropertyfunds.com.au).

## 1. INVESTMENT DETAILS

### 1.1 DETAILS

I/we apply to invest in the **CPF Diversified Property Fund**.

Amount: AUD

**(Minimum of \$25,000.00)**

Please tick the box beside your chosen payment method and complete the required details.

**Cheque**

Made payable to: One Registry Services Pty Ltd Application Account 4

**Electronic Funds Transfer or Direct Deposit**

Bank: St George

Reference: 'Investor surname/company or trust name' (as applicable)

Account Name: One Registry Services Pty Ltd Application Account 4

BSB: 332-127

Account number: 554673135

Date of Transfer

Investor Name

**\*PLEASE INSERT INVESTOR NAME AS YOUR REFERENCE WHEN TRANSFERRING**

### SOURCE OF INVESTMENT FUNDS

Please identify the source of your investable assets or wealth:

Gainful employment

Inheritance/gift

Business activity

Superannuation savings

Financial Investments

Other - please specify

### WHAT IS THE PURPOSE OF THIS INVESTMENT?

Savings

Growth

Income

Retirement

Business account

### PLEASE CONFIRM THAT BEFORE COMPLETING THIS APPLICATION FORM YOU HAVE:

Read the PDS (including any supplemental information) relevant to the Fund.

Yes

No\*

Read the TMD relevant to the Fund.

Yes

No\*

*\* If you answer no to either of these questions, we may not be able to process your application.  
Please read the PDS and TMD fully before proceeding with your application.*

### 1.2 WHAT FINANCIAL ADVICE HAVE YOU RECEIVED?

**Have you received financial advice before applying to invest in the Fund?**

Yes I/we have received personal advice in relation to my/our investment in this Fund.

**Have your Financial Adviser complete Section 11, you do not need to complete Section 1.3.**

Yes I/we have received general advice in relation to my/our investment in this Fund.

**Complete Section 1.3: Failure to complete Section 1.3 may result in your application being rejected.**

Yes I/we have not received any advice in relation to my/our investment in this Fund.

**Complete Section 1.3: Failure to complete Section 1.3 may result in your application being rejected.**

### 1.3 ARE YOU IN THE TARGET MARKET FOR THIS PRODUCT?

**Failure to complete the following questions may result in your application being rejected or processed on a different date to the one you expected.**

**Failure to provide any of an email address, phone number or bank account details may cause additional delays and inconvenience to you in the processing of your application.**

**Acceptance of your application is not confirmation by the Issuer that an investment in the Fund is, or is likely to be, consistent with your intentions, objectives and needs.**

**When answering the questions below, you should refer to the TMD (including the terms defined in that TMD and used below).**

**What is your primary investment objective, are you looking for an investment which:**

(You can select more than one)

**Offers capital growth?**

Yes  No

**Aims to preserve capital?**

Yes  No

**Is capital guaranteed?**

Yes\*  No

**Aims to pay regular income distributions?**

Yes  No

*\* Note: investment in the Fund is not capital guaranteed. If you select "Yes", this product will not be suitable for your likely objectives, financial situation or needs. You should not proceed further with this application.*

**Please select the intended use of this Fund in your investment portfolio.**

(Please tick **ONE** box from the list below)

- Standalone - 75 %-100% of investment portfolio
- Core Component - 25%-75% of investment portfolio
- Satellite/Small allocation - <25% of investment portfolio

**How long do you intend to hold the investment for?**

(Please tick **ONE** box from the list below)

- Short Term - Less than 2 years
- Medium Term - Between 2 and 5 years
- Long term - Longer than 5 years

**What is your risk tolerance, that is your appetite to lose the capital invested?**

(Please tick **ONE** box from the list below)

- Low
- Medium
- High
- Very High

**How quickly will you need to gain access to your invested capital\*?**

(Please tick **ONE** box from the list below)

- Daily
- Weekly
- Monthly
- Quarterly
- Annually or longer

*\* Please note even funds that accept withdrawals or redemption daily, may take up to a month to return your invested capital to you.*

## 2. INDIVIDUAL/JOINT INVESTORS/SOLE TRADERS INDIVIDUAL TRUSTEES - APPLICATION FORM

### 2.1 INVESTOR DETAILS

#### INVESTOR 1

|                                    |       |          |           |                  |  |  |
|------------------------------------|-------|----------|-----------|------------------|--|--|
| Title                              |       |          |           | Date of Birth    |  |  |
| Given                              |       |          |           | Names Surname    |  |  |
| Place of Birth (City/Town)         |       |          |           | Country of Birth |  |  |
| Residential Address (not a PO Box) |       |          |           |                  |  |  |
|                                    |       |          |           |                  |  |  |
| Suburb                             | State | Postcode | Country   |                  |  |  |
|                                    |       |          |           |                  |  |  |
| Email                              |       |          |           |                  |  |  |
|                                    |       |          |           |                  |  |  |
| Mobile Number                      |       |          | Telephone |                  |  |  |
|                                    |       |          |           |                  |  |  |
| Occupation                         |       |          |           |                  |  |  |
|                                    |       |          |           |                  |  |  |

#### INVESTOR 2 (ONLY APPLICABLE FOR JOINT INVESTORS)

|                                    |       |          |           |                  |  |  |
|------------------------------------|-------|----------|-----------|------------------|--|--|
| Title                              |       |          |           | Date of Birth    |  |  |
| Given                              |       |          |           | Names Surname    |  |  |
| Place of Birth (City/Town)         |       |          |           | Country of Birth |  |  |
| Residential Address (not a PO Box) |       |          |           |                  |  |  |
|                                    |       |          |           |                  |  |  |
| Suburb                             | State | Postcode | Country   |                  |  |  |
|                                    |       |          |           |                  |  |  |
| Email                              |       |          |           |                  |  |  |
|                                    |       |          |           |                  |  |  |
| Mobile Number                      |       |          | Telephone |                  |  |  |
|                                    |       |          |           |                  |  |  |
| Occupation                         |       |          |           |                  |  |  |
|                                    |       |          |           |                  |  |  |

If there are more than two individuals please provide details and attach to this Application Form.

#### ADDITIONAL INFORMATION FOR SOLE TRADERS (only applicable if applying as a Sole Trader)

|   |       |          |         |  |  |
|---|-------|----------|---------|--|--|
| Full Business Name (if any)   |       |          |         |  |  |
|   |       |          |         |  |  |
| Australian Business Number (if obtained)  |       |          |         |  |  |
|   |       |          |         |  |  |
| Address of Principal Place of Business (not a PO Box). If same as residential address given above, mark 'As Above'. |       |          |         |  |  |
|   |       |          |         |  |  |
| Suburb  | State | Postcode | Country |  |  |
|   |       |          |         |  |  |

## 2.2 IDENTIFICATION DOCUMENTS

To comply with Australia's Anti-Money Laundering and Counter-Terrorism Financing (**AML/CTF**) legislation, we must collect certain information from prospective investors and their beneficial owners supported by CERTIFIED COPIES of relevant identification documents for all investors and their beneficial owners.

Please refer to Section 12 for details of how to arrange certified copies. Please provide all documents in the proper format otherwise we may not be able to process your application for investment.

**Select one of the following options** to verify each investor and Beneficial Owner.

Provide a certified copy of a driver's licence that contains a photograph of the licence/permit holder; or

Provide a certified copy of a passport that contains a photograph and signature of the passport holder.

## 3. COMPANY/CORPORATE TRUSTEE - APPLICATION FORM

### 3.1 COMPANY DETAILS

Full Company Name

Country of Formation, Incorporation or Registration

ARBN (if registered with ASIC)

ACN/ABN (if registered in Australia)

Tax File Number or Exemption Code (Australian residents)

AFS Licence Number (if applicable)

Name of Regulator (if licenced by an Australian Commonwealth, State or Territory statutory regulator)

Registered Business Address in Australia or in Country of Formation

Suburb

State

Postcode

Country

Principal Place of Business (not a PO Box address)

Suburb

State

Postcode

Country

**If an Australian Company**, registration status with ASIC.

Proprietary Company  Public Company

**If a Foreign Company**, registration status with the relevant foreign registration body.

Private/Proprietary Company  Public Company  Other - Please Specify

Name of Relevant Foreign Registration Body

Foreign Company Identification Number

**Is the Company Listed?**

No  Yes - Name of Market/Stock Exchange

**Is the Company a majority-owned subsidiary of an Australian listed company?**

No  Yes - Name of Australian Listed Company   
- Name of Market/Stock Exchange

### 3.1.2 DIRECTORS OF THE COMPANY/CORPORATE TRUSTEE

If the company is **registered as a proprietary company by ASIC** or a **private company by a foreign registration body**, please list the name of each director of the company.

Director 1 - Full Name

Director 4 - Full Name

Director 2 - Full Name

Director 5 - Full Name

Director 3 - Full Name

Director 6 - Full Name

*If there are more than six directors please provide their full names on a separate page and attach to this Application Form.*

### 3.1.3 BENEFICIAL OWNERS OF THE COMPANY/CORPORATE TRUSTEE

Please provide details of the Beneficial Owner of the company who directly or indirectly control the company in Section 6.6. Please refer to Section 13 if you are unsure as to what Beneficial Owner means.

## 3.2 CONTACT PERSON DETAILS (FINANCIAL ADVISER DETAILS NOT ACCEPTED)

Given Names

Surname

Postal Address

Suburb

State

Postcode

Country

Email

Mobile Number

Telephone

## 3.3 IDENTIFICATION DOCUMENTS

To comply with Australia's Anti-Money Laundering and Counter-Terrorism Financing (AML/CTF) legislation, we must collect certain information from prospective investors and their beneficial owners supported by CERTIFIED COPIES of relevant identification documents for all investors and their beneficial owners.

Please refer to Section 10 for details of how to arrange certified copies. Please provide all documents in the proper format otherwise we may not be able to process your application for investment.

**Select one of the following options** to verify each investor and Beneficial Owner.

- Perform a search of the ASIC database (unit registry to perform on behalf of the investor); or
- Provide a certified copy of the certification of registration issued by ASIC or the relevant foreign registration body (must show full name of company, name of registration body, company identification number and type of company - private or public).

**Select one of the following options** to verify the Officeholders who have signed the Application Form and Beneficial Owner.

- Provide a certified copy of a driver's licence that contains a photograph of the licence/permit holder; or
- Provide a certified copy of a passport that contains a photograph and signature of the passport holder.

## 4. TRUST/SUPERANNUATION FUND

### 4.1 TRUST/FUND DETAILS

Full Name of Trust/Superannuation Fund

Country of Establishment

Tax File Number or Exemption Code

Australian Business Number (if any)

#### 4.1.1 TYPE OF TRUST

(Please tick **ONE** box from the list below to indicate the type of Trust and provide the required information)

**Type A:**  Regulated Trust (e.g. self-managed superannuation fund)

Name of regulator (e.g. ASIC, APRA, ATO)

Registration/Licensing details

**Type B:**  Government Superannuation Fund

Name of the legislation establishing the fund

**Type C:**  Foreign Superannuation Fund

Name of Regulator

Registration/Licensing Details

**Type D:**  Other Type of Trust/Unregulated Trust

Trust Description (e.g. family, unit, charitable)

### 4.2 ADDITIONAL INFORMATION FOR TYPE C AND TYPE D TRUSTS

#### 4.2.1 SETTLOR OF TRUST

The material asset contribution to the trust by the settlor at the time the trust was established was less than \$10,000.00.

The settlor of the trust is deceased.

Neither of the above is correct:  
Provide the full name of the settlor of the trust.

#### 4.2.2 BENEFICIARY DETAILS

Do the terms of the Trust identify the beneficiaries by reference to a membership of a class?

**Yes** - Describe the class of beneficiaries below (e.g. unit holders, family members of named person, charitable puposes)

**No** - Provide the full names of each beneficiary in respect of the trust in Section 6.6 (includes beneficial owners who ultimately own 25% or more of the trust). Refer to Section 13 if you are unsure as to what Beneficial Owner means.

### 4.3 TRUSTEE DETAILS

If a trustee is an individual, please complete Section 2. If a trustee is a company, please complete Section 3.

#### 4.4 IDENTIFICATION DOCUMENTS

To comply with AML/CTF legislation, we must collect certain information from prospective investors and their beneficial owners supported by CERTIFIED COPIES of relevant identification documents for all investors and their beneficial owners.

Please refer to Section 12 for details of how to arrange certified copies. Please provide all documents in the proper format otherwise we may not be able to process your application for investment.

**For Trust identified under 4.1.1 as Type A and Type B** - select one of the following options to verify the Trust.

- Perform a search of the relevant regulator's website e.g. 'Super Fund Lookup' (unit registry to perform on behalf of the investor).
- Provide a copy of an offer document of the managed investment scheme e.g. a copy of a Product Disclosure Statement; or
- Provide a copy or relevant extract of the legislation establishing the government superannuation fund sourced from a government website.

**For Trusts identified under 4.1.1 as Type C & Type D** - select one of the following options to verify the Trust.

- Provide a certified copy or a certified extract of the Trust Deed containing the cover page, recitals and
- Provide an original letter from a solicitor or qualified accountant that confirms the name of the Trust and full name of the settlor of the Trust; or
- Provide a notice issued by the Australian Taxation Office within the last 12 months (e.g. a Notice of Assessment).

**For Trusts identified under 4.1.1 as Type C & Type D** - select one of the following options to verify the Beneficiaries and the Beneficial Owners identified in Section 6.6.

- Provide a certified copy of a driver's licence that contains a photograph of the licence/permit holder; or
- Provide a certified copy of a passport that contains a photograph and signature of the passport holder.

**AND** relevant identification documents for the trustee as specified in Section 2 or 3 (as applicable).

#### 5. PAYMENT INSTRUCTIONS DISTRIBUTIONS AND WITHDRAWALS

##### Financial Institution Account Details (must be an Australian financial institution)

Please provide account details for the credit of withdrawals and credit of distributions. Unless requested otherwise, this will be the bank account we credit any withdrawal proceeds. By providing your nominated account details in this section you authorise the Issuer to use these details for all future transaction requests that you make until written notice is provided otherwise. For additional investments, a nomination in this section overrides any previous nominations.

Bank/Institution

Branch

Account Name

BSB

Account Number

The name of your nominated bank account must be the same as the Investor's name.



## 6. ACCOUNT HOLDER'S TAX RESIDENCY AND CLASSIFICATION - FATCA & CRS

The account holder is the person listed or identified as applicant in Sections 2, 3 and 4 (**Account Holder**).

The Account Holder's Country of Tax Residence, Tax payer Identification Number (**TIN**) or Tax File Number (**TFN**), Global Intermediary Identification Number (**GIIN**), FATCA Status, CRS Status and Controlling Persons (includes Beneficial Ownership details) must be provided in this section. If the person opening the account is not a Financial Institution and is acting as an intermediary, agent, custodian, nominee, signatory, investment advisor or legal guardian on behalf of one or more other account holders, this form must be completed by or on behalf of that other person who is referred to as the Account Holder.

If you are unable to complete this form please seek appropriate advice relating to the tax information required. For further details relating to the implementation of FATCA and CRS, please refer to the Australian Taxation Office's guidance material link:

<https://www.ato.gov.au/General/International-tax-agreements/In-detail/International-arrangements/Automatic-exchange-of-information---CRS-and-FATCA/>

If you are applying:

- i. **As an Individual/Joint Investors/Sole Trader** please complete Section 6.1.
- ii. **All other types of entities** please complete Sections 6.2, 6.3, 6.4, 6.5 and 6.6.

### 6.1 TAX RESIDENCE - INDIVIDUAL/SOLE TRADER

#### 6.1.1 INVESTOR 1

Please provide details for all jurisdictions in which the Account Holder is resident for tax purposes (including Australia).

|  |   |   |
|--|---|---|
| Country of Tax Residence 1<br><input type="text"/>                 | TIN 1/TFN<br><input type="text"/>                 | TIN Unavailable: <input type="checkbox"/> |
| Country of Tax Residence 2 (if applicable)<br><input type="text"/> | TIN 2/TFN (if applicable)<br><input type="text"/> | TIN Unavailable: <input type="checkbox"/> |
| Country of Tax Residence 3 (if applicable)<br><input type="text"/> | TIN 3/TFN (if applicable)<br><input type="text"/> | TIN Unavailable: <input type="checkbox"/> |

**TIN Unavailable Explanation(s)** - If any 'TIN Unavailable' box is checked, please provide an explanation.

**I certify the tax residence countries provided represent all countries in which I am considered a tax resident.**  
If Account Holder has additional countries of tax residence please attach a statement to this form containing the Country and TIN for each such additional country.

#### 6.1.2 IS THE ACCOUNT HOLDER A U.S. PERSON?

A U.S. person includes a U.S. citizen or resident alien of the U.S. even if residing outside the U.S.

- Yes** - If 'Yes', the Account Holder's U.S. country of residence and U.S. Tax Identification Number must be provided above.
- No**

*(If individual, proceed to Section 7. If Joint Investor, proceed to Section 6.1.3)*

#### 6.1.3 INVESTOR 2

Please provide details for all jurisdictions in which the Account Holder is resident for tax purposes (including Australia).

|  |   |   |
|--|---|---|
| Country of Tax Residence 1<br><input type="text"/>                 | TIN/TFN 1<br><input type="text"/>                 | TIN Unavailable: <input type="checkbox"/> |
| Country of Tax Residence 2 (if applicable)<br><input type="text"/> | TIN/TFN 2 (if applicable)<br><input type="text"/> | TIN Unavailable: <input type="checkbox"/> |
| Country of Tax Residence 3 (if applicable)<br><input type="text"/> | TIN/TFN 3 (if applicable)<br><input type="text"/> | TIN Unavailable: <input type="checkbox"/> |

**TIN Unavailable Explanation(s)** - If any 'TIN Unavailable' box is checked, please provide an explanation.

**I certify the tax residence countries provided represent all countries in which I am considered a tax resident.**  
If Account Holder has additional countries of tax residence please attach a statement to this form containing the Country and TIN for each such additional country.

### 6.1.4 IS THE ACCOUNT HOLDER A U.S. PERSON?

A U.S. person includes a U.S. citizen or resident alien of the U.S. even if residing outside the U.S.

- Yes** - If 'Yes', the Account Holder's U.S. country of residence and U.S. Tax Identification Number must be provided above.
- No**

(Proceed to Section 7.)

### 6.2 ACCOUNT HOLDER'S GIIN (IF ANY) - COMPANIES, TRUSTS AND OTHER TYPES OF ENTITIES

Account Holder's GIIN (if any)

Sponsoring Entity's Name (if the Account Holder is a sponsored entity, please provide the sponsor's GIIN)

### 6.3 TAX RESIDENCE OF THE ACCOUNT HOLDER - COMPANIES, TRUSTS AND OTHER TYPES OF ENTITIES

Please provide details for all jurisdictions in which the Account Holder is resident for tax purposes (including Australia).

|  |                           |   |
|--|---------------------------|---|
| Country of Tax Residence 1                 | TIN 1/TFN                 | TIN Unavailable: <input type="checkbox"/> |
| <input type="text"/>                       | <input type="text"/>      |   |
| Country of Tax Residence 2 (if applicable) | TIN 2/TFN (if applicable) | TIN Unavailable: <input type="checkbox"/> |
| <input type="text"/>                       | <input type="text"/>      |   |
| Country of Tax Residence 3 (if applicable) | TIN 3/TFN (if applicable) | TIN Unavailable: <input type="checkbox"/> |
| <input type="text"/>                       | <input type="text"/>      |   |

**TIN Unavailable Explanation(s)** - If any 'TIN Unavailable' box is checked, please provide an explanation.

- I certify the tax residence countries provided represent all countries in which I am considered a tax resident.** If Account Holder has additional countries of tax residence please attach a statement to this form containing the Country and TIN for each such additional country.

### 6.4 FATCA STATUS - COMPANIES, TRUSTS AND OTHER TYPES OF ENTITIES

#### 6.4.1 U.S. PERSON CERTIFICATION

Is the Account Holder a specified U.S. person?

- Yes** Provide a U.S. Taxpayer Identification Number (TIN):
- No** (Proceed to Section 6.4.2)

#### 6.4.2 NON U.S. PERSON CERTIFICATION

Select a classification that matches your FATCA status:  
Select only a single category.

- Exempt Beneficial Owner** (includes self-managed superannuation fund) (Proceed to Section 6.5)
- Active NFFE** (Proceed to Section 6.5)
- Passive NFFE** (Complete Section 6.5 and 6.6)
- Direct Reporting NFFE** (Provide GIIN in Section 6.2 then proceed to Section 6.5)
- Participating FFI** (Provide GIIN in Section 6.2 then proceed to Section 6.5)
- Local/Partner Jurisdiction FFI** (Provide GIIN in Section 6.2 then proceed to Section 6.5)
- Deemed-Compliant FFI**  
Select deemed-compliant category:
- Trustee-Documented Trust (Provide GIIN and Trustee name in Section 6.2 then proceed to Section 6.5)
- Sponsored Investment Vehicle (Provide GIIN and Sponsor's name in Section 6.2 then proceed to Section 6.5)
- Registered-Deemed Compliant FFI (Provide GIIN in Section 6.2 then proceed to Section 6.5)
- Other Deemed-Compliant Category (Proceed to Section 6.5)

- Nonparticipating FFI** (Proceed to Section 6.5)
- Sponsored Direct Reporting NFFE** (Provide GIIN and Sponsor's name in Section 6.2 then proceed to Section 6.5)
- Other - describe the FATCA status**

(Proceed to Section 6.5)

**6.5 CRS STATUS - COMPANIES, TRUSTS AND OTHER TYPES OF ENTITIES**

**6.5.1 FINANCIAL INSTITUTION**

Is the entity an Investment Entity managed by another Financial Institution?

- Yes** - If any tax residence country provided is not a participating CRS jurisdiction, then complete Section 6.6.
- No** (Proceed to Section 6.5.2)

**6.5.2 NON-FINANCIAL ENTITY (NFE)**

If the Account Holder is a Non-Financial Entity (NFE), select a classification that matches your CRS status:

- Non-Reporting Financial Institution (includes Broad Participation Retirement Fund, Narrow Participation Retirement Fund, Exempt Collective Investment Vehicle, Trustee Documented Trust and Self-managed Superannuation Fund)** (Proceed to Section 7)
- Other Active NFE** (Proceed to Section 7)
- Passive NFE** (Complete Section 6.6)
- Government Entity, International Organisation and Central Bank** (Proceed to Section 7)
- A corporation, the stock of which is regularly traded on an established securities market (or entity related to such a corporation):**

Name of Securities Market:

OR

Name of Related Entity:

(Proceed to Section 7)

**Other - describe the CRS Status**

(Proceed to Section 7)

**6.6 CONTROLLING PERSONS (INCLUDES BENEFICIARY DETAILS UNDER SECTIONS 3.1.3 AND 4.2.2)**

**This section is considered an integral part of the self-certification to which it is associated. If there is a change in Controlling Persons/Beneficial Ownership, please submit an updated form within 30 days.**

**6.6.1**  **CONTROLLING PERSON 1** **AND/OR**  **BENEFICIAL OWNER 1**

First Name  Family Name/Surname

Current Residential Address

City/Town  State/Province  Postcode  Country (do not abbreviate)

Date of Birth (DD/MM/YYYY)  City/Town of Birth  Country of Birth

Country of Tax Residence 1  TIN /TFN1

Country of Tax Residence 2  TIN /TFN2

Country of Tax Residence 3  TIN /TFN3

**TIN Unavailable Explanation(s)** - If TIN is not provided above, please provide an explanation.

**6.6.2**  **CONTROLLING PERSON 2** **AND/OR**  **BENEFICIAL OWNER 2**

First Name

Family Name/Surname

Current Residential Address

City/Town

State/Province

Postcode

Country (*do not abbreviate*)

Date of Birth (DD/MM/YYYY)

City/Town of Birth

Country of Birth

Country of Tax Residence 1

TIN /TFN1

Country of Tax Residence 2

TIN /TFN2

Country of Tax Residence 3

TIN /TFN3

**TIN Unavailable Explanation(s)** - *If TIN is not provided above, please provide an explanation.*

If there are more than 2 Controlling Persons or Beneficial Owners or Countries of Tax Residence, please provide the details on a separate page and attach to this Application Form.

## 7. POLITICALLY EXPOSED PERSON (PEP) - REFER TO SECTION 13 FOR DETAILS

Are there any PEPs under this Application Form?

Yes

No

If yes, please provide the name of anyone that is named in this Application Form as a PEP (includes investors, company directors and beneficial owners) or is an immediate family member or close associate of a PEP.

**Name of the PEP**

**Description of PEP's position**

**Name of the PEP**

**Description of PEP's position**

If there more than 2 PEPs please provide the details on a separate page and attach to this Application Form

## 8. PRIVACY

Please tick the box if you consent to your personal information being used and disclosed for marketing purposes as broadly described in the Privacy Statement in this PDS.

I/we wish to receive information regarding future investment opportunities.

*You may change your election at any time by contacting the Issuer.*

## 9. EMAIL COMMUNICATION CONSENT

Please tick the box below if you would like to receive all communications, including periodic statements, via email.

I/we would like to receive all communications via email.

*If the above box is not ticked all communications will be posted to you.*

## 10. INVESTOR DECLARATION AND SIGNATURES

### DECLARATION AND SIGNATURES

When you complete this Application Form you make the following declarations:

- I/we have read and understood the PDS to which this Application Form applies, including any supplemental information;
- I/we have received and accepted the offer to invest in Australia;
- I/we am/are a wholesale client as defined in Section 761G of the Corporations Act 2001 (Cth) and provide all supporting documents required to evidence this. I/we am/are therefore eligible to invest in the Fund;
- The information provided in my/our Application Form is true, correct and complete in all respects;
- I/we agree to be bound by the provisions of the Constitution governing the Fund and the terms and conditions of the PDS, each as amended from time to time;
- I/we acknowledge that none of the Issuer, their related entities, directors or officers have guaranteed or made any representation as to the performance or success of the Fund, or the repayment of capital from the Fund. Investments in the Fund are subject to various risks, including delays in repayment and loss of income or principal invested. Investments in the Fund are not deposits with or other liabilities of the Issuer or any of its related bodies corporate or associates;
- I/we acknowledge the Issuer reserves the right to reject any application or scale back an application in its absolute discretion;
- If applicable, after assessing my/our circumstances, I/we have obtained my/our own independent financial advice prior to investing in the Fund. I/we acknowledge that neither the Trustee, the Manager nor any of their associated entities provide personal financial advice or make a recommendation regarding the appropriateness of this investment for my/our particular financial needs;
- If this Application Form is signed under Power of Attorney, each Attorney declares he/she has not received notice of revocation of that power (a certified copy of the Power of Attorney should be submitted with this Application Form);
- I am/we are over 18 years of age and I/we are eligible to hold units/investment in the Fund;
- I/we have all requisite power and authority to execute and perform the obligations under the PDS and this Application Form;
- I/we acknowledge that application monies will be held in a trust account until invested in the Fund or returned to me/us. Interest will not be paid to applicants in respect of their application monies regardless of whether their monies are returned;
- I/we have read the information on privacy and personal information contained in the PDS and consent to my/our personal information being used and disclosed as set out in the PDS;
- I/we acknowledge that the Issuer may deliver and make reports, statements and other communications available in electronic form, such as e-mail or by posting on a website;
- I/we indemnify the Issuer and each of its related bodies corporate, directors and other officers, shareholders, servants, employees, agents and permitted delegates (together, the **Indemnified Parties**) and to hold each of them harmless from and against any loss, damage, liability, cost or expense, including reasonable legal fees (collectively, a **Loss**) due to or arising out of a breach of representation, warranty, covenant or agreement by me/us contained in any document provided by me/us to the Issuer, its agents or other parties in connection with my/our investment in the Fund. The indemnification obligations provided herein survive the execution and delivery of this Application Form, any investigation at any time made by the Issuer and the issue and/or sale of the investment.
- To the extent permitted by law, I/we release each of the Indemnified Parties from all claims, actions, suits or demands whatsoever and howsoever arising that I/we may have against any Indemnified Party in connection with the PDS or my/our investment.
- Other than as disclosed in this Application Form, no person or entity controlling, owning or otherwise holding an interest in me/us is a United States citizen or resident of the United States or any other country for taxation purposes.
- I/we will promptly notify the Issuer of any change to the information I/we have previously provided to the Issuer, including any changes which result in a person or entity controlling, owning or otherwise holding an interest in me/us.
- I/we consent to the Issuer disclosing any information it has in compliance with its obligations under the U.S. Foreign Account Tax Compliance Act (**FATCA**) and the OECD Common Reporting Standards for Automatic Exchange of Financial Account Information (**CRS**) and any related Australian law and guidance implementing the same. This may include disclosing information to the Australian Taxation Office, who may in turn report that information to the relevant tax authorities as required.
- I am/we are not aware and have no reason to suspect that the monies used to fund my/our investment in the Fund have been or will be derived from or related to any money laundering, terrorism financing or similar or other activities illegal under applicable laws or regulations or otherwise prohibited under any international convention or agreement (**AML/CTF Law**).
- I/we will provide the Issuer with all additional information and assistance that the Issuer may request in order for the Issuer to comply with the AML/CTF Law, FATCA and CRS.

- I/we acknowledge that the Issuer may decide to delay or refuse any request or transaction, including by suspending the issue or redemption of investment in the Fund, if the Issuer is concerned that the request or transaction may breach any obligation of, or cause the Issuer to commit or participate in an offence (including under the AML/CTF Law, FATCA and CRS).

Signature 1\*

Full Name

Date

Signature 2\*

Full Name

Date

Tick capacity (mandatory for companies):

- Sole Director and Company Secretary
- Director/Trustee
- Secretary

Company Seal (if applicable)

Tick capacity (mandatory for companies):

- Sole Director and Company Secretary
- Director/Trustee
- Secretary

\*Joint applicants must both sign;

\*Company applications must be signed by two Directors, a Director and Secretary or the Sole Director and Secretary of the company, details of which appear in Section 3.1; or

\*For trust/superannuation fund applications each individual trustee must sign.

**APPLICATION PROCESS:**

**Step 1 - Complete the Form** (i.e. fill in all relevant sections of this form in blue or black pen)

**Step 2 - Send your Application**

Select your method of delivery below:

- Option 1 - Email** - Scan and email your application to [info@oneregistryservices.com.au](mailto:info@oneregistryservices.com.au) (please include all supporting documents)
- Option 2 - Post/Delivery** - Please post the completed application form and all supporting documents to:  
 CPF Diversified Property Fund  
 PO Box R1479  
 Royal Exchange NSW 1225

Please ensure that you have transferred your application monies or enclose a cheque for payment.

# 11. FINANCIAL ADVISER DETAILS AND CUSTOMER IDENTIFICATION DECLARATION

## CUSTOMER IDENTIFICATION DECLARATION (FINANCIAL ADVISER TO COMPLETE)

I confirm that I have completed an appropriate Customer Identification Declaration (CID) on this investor and/or the beneficial owners which meets the requirements of the Anti-Money Laundering and Counter-Terrorism Financing Act 2006 (AML/CTF Act).

Please select the relevant option below:

- I have attached the verification documents that were used to perform the CID for this investor and/or the beneficial owners; OR
- I have not attached the verification documents but will retain them in accordance with the AML/CTF Act and agree to provide them to the Issuer or its agents with access to these documents upon request. I also agree that if I become unable to retain the verification documents used for this application in accordance with the requirements of the AML/CTF Act I will forward them to the Issuer.

I agree to provide the Issuer or its agents with any other information that they may require to support this Application.

Financial Adviser Name (if a new adviser, please attach a copy of your employee/representative authority)

Business Name

Adviser Number (if applicable)

Street Address

Suburb

State

Postcode

Country

Postal Address

Suburb

State

Postcode

Country

Office Telephone

Mobile Number

Email

**DEALER DETAILS**

Dealer Name

Dealer Number (if applicable)

Contact Person

AFSL Number

ABN

Postal Address

Suburb

State

Postcode

Country

Office Telephone

Mobile Number

Email

Dealer Stamp

Signature of Financial Adviser

Date

**CUSTOMER IDENTIFICATION DECLARATION (FINANCIAL ADVISER TO COMPLETE)**

Please tick the box below if you wish your financial adviser to have access to information and/or to receive copies of all transaction confirmations. If no election is made, access to information and/or copies of transaction confirmations will not be provided to your financial adviser.

Please provide access to information and send copies of all transaction confirmations to my/our financial adviser.

You may change your election at any time by contacting the Issuer.



## 12. CERTIFYING A COPY OF AN ORIGINAL DOCUMENT

All documents must be provided in a certified copy format – in other words, a copy of the original document that has been certified by an eligible certifier.

A 'certified extract' means an extract that has been certified as a true copy of some of the information contained in a complete original document by one of the persons described below.

Please note that we require the copy which was actually signed by the certifier (i.e. the original penned signature of the certifier).

People who can certify documents or extracts are:

1. A lawyer, being a person who is enrolled on the roll of the Supreme Court of a State or Territory, or the High Court of Australia, as a legal practitioner (however described).
2. A judge of a court.
3. A magistrate.
4. A chief executive officer of a Commonwealth court.
5. A registrar or deputy registrar of a court.
6. A Justice of the Peace.
7. A notary public (for the purposes of the Statutory Declaration Regulations 1993).
8. A police officer.
9. An agent of the Australian Postal Corporation who is in charge of an office supplying postal services to the public.
10. A permanent employee of the Australian Postal Corporation with 2 or more years of continuous service who is employed in an office supplying postal services to the public.
11. An Australian consular officer or an Australian diplomatic officer (within the meaning of the Consular Fees Act 1955).
12. An officer with 2 or more continuous years of service with one or more financial institutions (for the purposes of the *Statutory Declaration Regulations 1993*).
13. A finance company officer with 2 or more continuous years of service with one or more financial companies (for the purposes of the *Statutory Declaration Regulations 1993*).
14. An officer with, or authorised representative of, a holder of an Australian financial services licence, having 2 or more continuous years of service with one or more licensees.
15. A member of the Institute of Chartered Accountants in Australia, CPA Australia or the National Institute of Accountants with 2 or more years of continuous membership.

## 13. KEY DEFINITIONS

### BENEFICIAL OWNER

To comply with AML/CTF laws, we require you to disclose the Beneficial Owners. Beneficial Owner means an individual who ultimately owns or controls (directly or indirectly) the investor. 'Owns' means ownership (either directly or indirectly) of 25% or more of the investor. 'Controls' includes control as a result of, or by means of, trusts, agreements, arrangements, understandings and practices, whether or not having legal or equitable force and whether or not based on legal or equitable rights, and includes exercising and control through the capacity to determine decisions about financial and operating policies.

### CONTROLLING PERSON(S)

'Controlling Persons' means with respect to an entity that is a legal person, natural person(s) who exercises control over an entity. This should be interpreted in a manner consistent with relevant Financial Action Task Force Recommendations on the terms "beneficial owner". Investors that are Passive NFFEs or NFEs under FATCA and CRS respectively should consult their own advisors regarding any Controlling Person(s) they may have.

In relation to FATCA and CRS, in the case of a trust, a controlling person means the settlor(s), the trustee(s), the protector(s) (if any), the beneficiary(ies) or class(es) of beneficiaries, and any other natural person(s) exercising ultimate effective control over the trust. The settlor(s), the trustee(s), the protector(s) (if any), and the beneficiary(ies) or class(es) of beneficiaries, must always be treated as Controlling Persons of a trust, regardless of whether or not any of them exercises control over the trust.

In the case of a legal arrangement other than a trust, such term means persons in equivalent or similar positions.

### GLOBAL INTERMEDIARY IDENTIFICATION NUMBER (GIIN)

Global Intermediary Identification Number (GIIN) means a unique identification number that non-U.S. Financial Institutions receive from the IRS (i.e. IRS of the U.S) when they register as a financial institution for FATCA.

### POLITICALLY EXPOSED PERSONS (PEP)

To comply with AML/CTF laws, we require you to disclose whether you are, or have an association with, a Politically Exposed Person ('PEP'). A PEP is an individual who holds a prominent public position or function in a government body or an international organisation in Australia or overseas, such as a Head of State, or Head of a Country or Government, or a Government Minister, or equivalent senior politician. A PEP can also be an immediate family member of a person referred to above, including spouse, de facto partner, child, and a child's spouse or a parent. A close associate of a PEP, i.e. any individual who is known to have joint beneficial ownership of a legal arrangement or entity is also considered to be a PEP. Where you identify as, or have an association with, a PEP, we may request additional information from you.

### TAXPAYER IDENTIFICATION NUMBER (TIN)

Taxpayer Identification Number (TIN) means the number assigned by each country for the purpose of administering tax laws. This is the equivalent of a Tax File Number (TFN) in Australia or an Employer Identification Number (EIN) in the U.S.

**For FATCA and CRS purposes, the following selected summaries of defined terms are provided to assist you with completing this form.**

### FOREIGN ACCOUNT TAX COMPLIANCE ACT (FATCA)

FATCA means the U.S. Foreign Account Tax Compliance Act.

| FATCA CLASSIFICATIONS                      | DEFINITIONS  |
|--|--|
| <b>Foreign Financial Institution (FFI)</b> | FFI relates to the term "Financial Institution" and refers to Non-US Financial Institutions under the FATCA regime.<br>Financial Institutions include a Depository Institution, a Custodial Institution, an Investment Entity, or Specified Insurance Company.   |
| <b>Participating FFI (PFFI)</b>            | A FFI that has agreed to comply with the requirements of a FFI agreement, including a FFI described in a Model 2 IGA that has agreed to comply with the requirements of a FFI agreement. The term PFFI also includes a QI branch of a U.S. financial institution, unless such branch is a Reporting Model 1 FFI.   |
| <b>Intergovernmental Agreement (IGA)</b>   | An agreement or arrangement between the U.S. or the Treasury Department and a foreign government or agencies to implement FATCA.   |
| <b>Local/Partner Jurisdiction FFI</b>      | A FFI located in a jurisdiction that has in effect an agreement with the United States to facilitate the implementation of FATCA. A list of all participating jurisdictions can be found at: <a href="http://www.treasury.gov/resource-center/tax-policy/treaties/Pages/FATCAArchive.aspx">http://www.treasury.gov/resource-center/tax-policy/treaties/Pages/FATCAArchive.aspx</a> |

| FATCA CLASSIFICATIONS  | DEFINITIONS  |
|--|--|
| <b>Deemed-compliant FFI</b>  | <p><b>Trustee-Documented Trust:</b> A trust established under the laws of the local jurisdiction to the extent that the trustee of the trust is a Reporting U.S. Financial Institution, Reporting Model 1 FFI, or Participating FFI and reports all information required to be reported pursuant to the Agreement with respect to all U.S. Reportable Accounts of the trust.</p> <p><b>Sponsored Investment Vehicle:</b> A Financial Institution described in the IGA having a sponsoring entity that complies with the requirements of the IGA.</p> <p><b>Registered Deemed Compliant FFI:</b> A FFI that registers with the IRS to declare its status. Includes certain local FFIs, non-reporting members of participating FFI groups, qualified collective investment vehicles, restricted funds, qualified credit card issuers and servicers, and sponsored investment entities and controlled foreign corporations.</p> <p><b>Other Deemed-Compliant Category:</b> Deemed-compliant FFIs also include the following: Non-Registering Local Bank, FFI with Only Low Value Accounts, Sponsored Closely-Held Investment Vehicle, Limited Life Debt Investment Entity, and any other FFI treated as a deemed-compliant FFI under an applicable IGA (except for a registered deemed-compliant FFI).</p>  |
| <b>Non-participating FFI</b>   | A FFI other than a participating FFI, a deemed-compliant FFI, or an exempt beneficial owner.   |
| <b>Exempt Beneficial Owner (includes Self-managed Superannuation Fund)</b> | <p>An entity in one of the following categories:</p> <p><b>Government Entity:</b><br/>The government of a jurisdiction, any political subdivision of a jurisdiction (including a state, province, county, or municipality), or any wholly owned agency or instrumentality of a jurisdiction or of any one or more of the foregoing.</p> <p><b>International Organisation:</b><br/>Any international organisation or wholly owned agency or instrumentality thereof. This category includes any intergovernmental organization (including a supranational organisation) (1) that is comprised primarily of governments; (2) that has in effect a headquarters or substantially similar agreement with the jurisdiction; and (3) the income of which does not inure to the benefit of private persons.</p> <p><b>Central Bank:</b><br/>An institution that is by law or government sanction the principal authority, other than the government of the jurisdiction itself, issuing instruments intended to circulate as currency. Such an institution may include an instrumentality that is separate from the government of the jurisdiction, whether or not owned in whole or in part by the jurisdiction.</p> <p><b>Exempt Retirement Fund:</b><br/>A retirement fund that meets one of the following categories under the applicable IGA: Treaty-Qualified Retirement Fund, Broad Participation Retirement Fund, Narrow Participation Retirement Fund, Pension Fund of an Exempt Beneficial Owner, or Investment Entity Wholly Owned by Exempt Beneficial Owners.</p> <p><b>Investment Entity Wholly:</b><br/>An Entity that is a Financial Institution solely because it is an Investment Entity, provided that each direct holder of an Equity Interest in the Entity is an exempt beneficial owner, and each direct holder of a debt interest in such Entity is either a Depository Institution (with respect to a loan made to such Entity) or an exempt beneficial owner.</p> |
| <b>Non-Financial Foreign Entity (NFFE)</b>                                 | For FATCA purpose, a NFFE refers to any non-U.S. organisation that is not a FFI. Also, a NFFE may be an Active NFFE or a Passive NFFE.   |
| <b>Active NFFE</b>   | <p>Active NFFEs by Reason of Income and Assets means Less than 50% of the NFFE's gross income for the preceding calendar year or other appropriate reporting period is passive income and less than 50% of the assets held by the NFFE during the preceding calendar year or other appropriate reporting period are assets that produce or are held for the production of passive income.</p> <p>Also, a NFFE means any entity that is not a financial institution, a NFFE may be an Active NFFE or a Passive NFFE.</p>  |
| <b>Passive NFFE</b>  | For purpose of completing this certification, a Passive NFFE means any NFFE that is not an Active NFFE.  |
| <b>Other - describe the FATCA status</b>                                   | Investor to provide as per their tax advice.   |

## COMMON REPORTING STANDARDS (CRS)

CRS means OECD Common Reporting Standards for Automatic Exchange of Financial Account Information.

| CRS CLASSIFICATIONS  | DEFINITIONS   |
|--|---|
| <b>Government Entity, International Organisation and Central Bank</b>  | <p><b>Government Entity</b> means the government of a jurisdiction, any political subdivision of a jurisdiction (including a state, province, county, or municipality), or any wholly owned agency or instrumentality of a jurisdiction or of any one or more of the foregoing.</p> <p><b>International Organisation</b> means any international organisation or wholly owned agency or instrumentality thereof. This category includes any intergovernmental organisation (including a supranational organisation) (1) that is comprised primarily of governments; (2) that has in effect a headquarters or substantially similar agreement with the jurisdiction; and (3) the income of which does not inure to the benefit of private persons.</p> <p><b>Central Bank</b> means an institution that is by law or government sanction the principal authority, other than the government of the jurisdiction itself, issuing instruments intended to circulate as currency. Such an institution may include an instrumentality that is separate from the government of the jurisdiction, whether or not owned in whole or in part by the jurisdiction.</p>  |
| <b>Financial Institution</b>   | <p><b>Financial Institution</b> means a Custodial Institution, a Depository Institution, an Investment Entity, or a Specified Insurance Company.</p>  |
| <b>Non-Reporting Financial Institution (includes Broad Participation Retirement Fund, Narrow Participation Retirement Fund, Exempt Collective Investment Vehicle and Trustee Documented Trust)</b> | <p>A “Non-Reporting Financial Institution” means any Financial Institution that’s:</p> <ul style="list-style-type: none"> <li>• A Government Entity, International Organisation or Central Bank, other than with respect to a payment that is derived from an obligation held in connection with a commercial financial activity of a type engaged in by a Specified Insurance Company, Custodial Institution, or Depository Institution;</li> <li>• A Broad Participation Retirement Fund; a Narrow Participation Retirement Fund; a Pension Fund of a Government Entity, International Organisation or Central Bank; or a Qualified Credit Card Issuer;</li> <li>• An Exempt Collective Investment Vehicle; or</li> <li>• A Trustee-Documented Trust: a trust whose trustee is a Reporting Financial Institution and reports all the necessary information about the trust’s Reportable Accounts;</li> <li>• Any other Entity that a country defines as a Non-Reporting Financial Institution in its domestic law.</li> </ul>   |
| <b>Non-Financial Entity (NFE)</b>  | <p>For CRS purposes, a NFE is an entity that is not a Financial Institution, a NFE may be an Active NFE or a Passive NFE.</p>   |
| <b>Active NFE</b>  | <p><b>Active NFEs by Reason of Income and Assets</b> means less than 50% of the NFE’s gross income for the preceding calendar year or other appropriate reporting period is passive income and less than 50% of the assets held by the NFE during the preceding calendar year or other appropriate reporting period are assets that produce or are held for the production of passive income.</p>   |
| <b>Passive NFE</b>   | <p><b>Passive NFE</b> means for the purpose of completing this certification, any NFE that is not an Active NFE.</p>  |
| <b>Investment Entity</b>   | <p>The term “Investment Entity” includes two types of Entities:</p> <p><b>(a)</b> an Entity that primarily conducts as a business one or more of the following activities or operations for or on behalf of a customer:</p> <ul style="list-style-type: none"> <li>• Trading in money market instruments (cheques, bills, certificates of deposit, derivatives, etc.); foreign exchange; exchange, interest rate and index instruments; transferable securities; or commodity futures trading;</li> <li>• Individual and collective portfolio management; or</li> <li>• Otherwise investing, administering, or managing Financial Assets or money on behalf of other persons.</li> <li>• Such activities or operations do not include rendering non-binding investment advice to a customer.</li> </ul> <p><b>(b)</b> The second type of “Investment Entity” (“Investment Entity managed by another Financial Institution”) is any Entity the gross income of which is primarily attributable to investing, reinvesting, or trading in Financial Assets where the Entity is managed by another Entity that is a Depository Institution, a Custodial Institution, a Specified Insurance Company, or the first type of Investment Entity.</p> |

| CRS CLASSIFICATIONS   | DEFINITIONS  |
|---|--|
| <b>Investment Entity managed by another Financial Institution</b> | <p>An Entity is “managed by” another Entity if the managing Entity performs, either directly or through another service provider on behalf of the managed Entity, any of the activities or operations described in Clause (a) above in the definition of ‘Investment Entity’.</p> <p>An Entity only manages another Entity if it has discretionary authority to manage the other Entity’s assets (either in whole or part). Where an Entity is managed by a mix of Financial Institutions, NFEs or individuals, the Entity is considered to be managed by another Entity that is a Depository Institution, a Custodial Institution, a Specified Insurance Company, or the first type of Investment Entity, if any of the managing Entities is such another Entity.</p> |
| <b>Other - describe the CRS Status</b>                            | <p>Investor to provide as per their tax advice.</p>  |